

FORT WORTH
CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.
Plat Approval Date: 6/17/2016
By: Ismael R. Boren CHAIRMAN
By: Mary Elliott SECRETARY

Co. 122955
AUTHORIZED BY ORDER OF
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS

THIS THE 5th DAY OF July, 2016

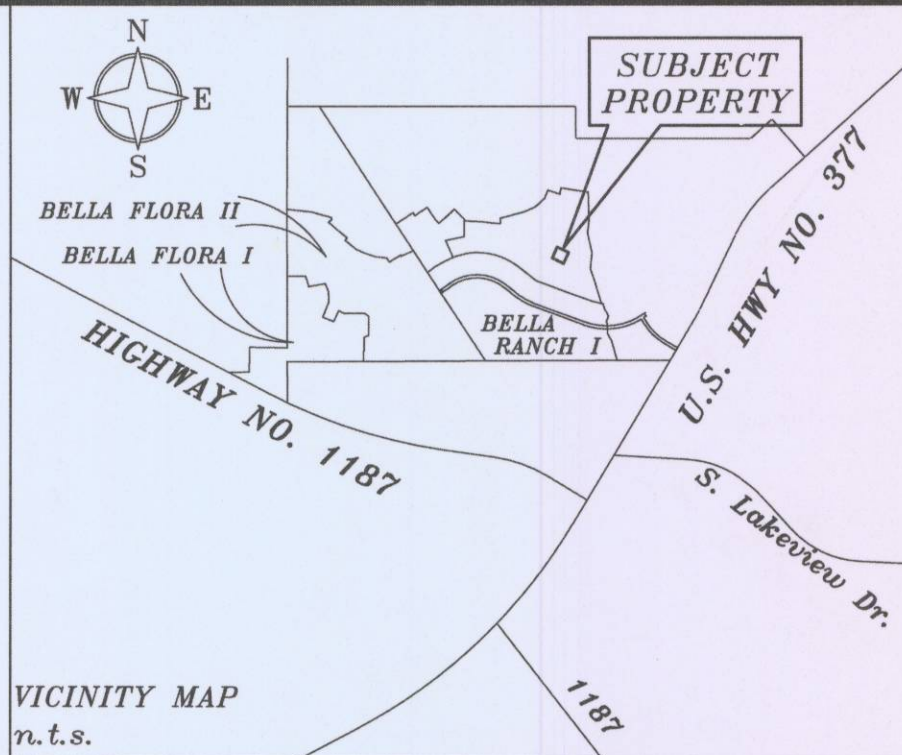
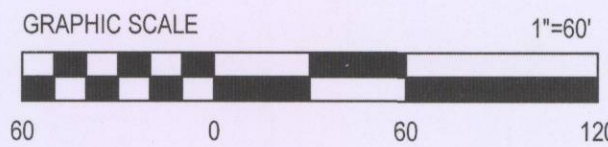
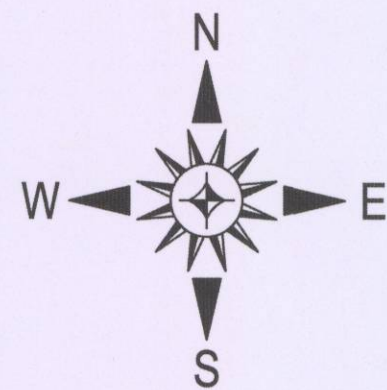
By: Mary Elliott COUNTY CLERK
By: Debbie Gordon DEPUTY



| LAND USE | LOTS | ACRES |
|-----------------|------|-------|
| TOTAL LAND AREA | 1 | 2.06 |

DRIVEWAY CULVERT TABLE

| LOT | BLK | STREET | CULVERT(S) SIZE | FL BELOW TP | DIST FROM EDGE OF PVMNT |
|-----|-----|----------------|--------------------|-------------------|-------------------------------|
| 10R | 13 | BELLA AMORE DR | 1-24" | 3.5' | 12' |



FLOOD PLAIN/DRAINAGE-WAY MAINTENANCE

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO THE DRAINAGE-WAYS. THE CITY OF FORT WORTH WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF FORT WORTH SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE-WAYS. THE DRAINAGE-WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN EASEMENT LINE AS SHOWN ON THE PLAT.

OPEN SPACE & DRAINAGE EASEMENTS

NOTE:
ALL OPEN SPACES AND DRAINAGE EASEMENTS ARE "PRIVATE HOA/DEVELOPER OPEN SPACE/DRAINAGE EASEMENT"

UTILITY EASEMENTS

ANY PUBLIC FRANCHISED UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE, AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCE, TREE, SHRUB, OTHER GROWTH OR IMPROVEMENT WHICH IN ANY WAY ENDANGERS OR INTERFERES WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT. AND THEY SHALL HAVE THE RIGHT AT ALL TIMES TO INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION PROHIBITED OVER EASEMENTS

NO PERMANENT BUILDING OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, OR OTHER UTILITY EASEMENT OF ANY TYPE.

NOTE:

THE PROPERTY OWNERS WITHIN THE SUBDIVISION SHALL BE ON INDIVIDUAL WATER WELL UNLESS AND UNTIL THE PROPERTY IS ANNEXED INTO THE CITY LIMIT AND THE HOMEOWNERS PETITION THE CITY FOR WATER SERVICE UNDER THE CITY'S EXTENSION POLICY REQUIREMENTS. UNTIL FORT WORTH EXTENDS ITS WATER MAINS TO BELLA FLORA EACH HOMEOWNER AGREES TO TAKE ALL NECESSARY STEPS TO INSTALL AND MAINTAIN THEIR INDIVIDUAL WATER WELL IN COMPLIANCE WITH ALL APPLICABLE THIRC REGULATORY REQUIREMENTS FOR WATER WELLS.

THE HOMEOWNERS SHALL KEEP THE ADJACENT DRAINAGE WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES, WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE COUNTY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSES OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS.

DRAINAGEWAY MAINTENANCE

THE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE WAYS.

NOTE:

AN ACCESS PERMIT SHALL BE OBTAINED FROM TARRANT COUNTY PRIOR TO CONSTRUCTING DRIVEWAYS AND ENTRANCES ONTO ANY OF THE STREETS SHOWN ON THIS PLAT.

KNOW ALL MEN BY THESE PRESENTS THIS PLAT WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY PERSONAL SUPERVISION ON THIS DATE AND THERE ARE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

Charles F. Stark, RPLS No. 5084
Charles F. Stark, RPLS No. 5084

KNOW ALL MEN BY THESE PRESENTS THIS PLAT WAS PREPARED FROM A TRUE AND ACCURATE SURVEY AS SURVEYED ON THE GROUND UNDER MY PERSONAL SUPERVISION ON THIS DATE AND THERE ARE NO APPARENT VISIBLE EASEMENTS OR ENCROACHMENTS, EXCEPT AS SHOWN.

Charles F. Stark, RPLS No. 5084
Charles F. Stark, RPLS No. 5084

Charles F. Stark, RPLS No. 5084
Charles F. Stark, RPLS No. 5084

STATE OF TEXAS }
COUNTY OF TARRANT }

WHEREAS, WE, the undersigned, being the owners of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 2.06 acre tract of land in the D. T. Finley Survey, Abstract Number 1950, and all of Lots 10 and 11, Block 13 as conveyed to Ryan and Cynthia Knight by County Clerk's Instrument No. D21253176, Tarrant County Deed Records, Tarrant County, Texas. The bearings for this description are based on the bearings as they appear on the final plat of Bella Flora Addition, an addition to Tarrant County, Texas, recorded in County Clerks File No. D212123638, Plat Records, Tarrant County, Texas. Said 2.07 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2 inch iron rod for the southwest corner of said Lot 11, Block 13, Bella Flora Addition, said rod also being the southeast corner of Lot 12 of said Bella Flora Addition, and being in the northerly right-of-way line of Bella Amore Drive, a 60' dedicated private right of way;

THENCE North 20°0'32" East, departing said northerly right-of-way line, and following the common line between said Lots 11 and 12, a distance of 300.07 feet to a found 1/2 inch iron rod for the northwest corner of said Lot 11;
THENCE South 70°0'036" East with the north line of said Lots 10 and 11, a distance of 299.85 feet to a found 1/2 inch iron rod for the northeast corner of said Lot 10;

THENCE South 20°0'35" West with the common line of said Lot 10 and Lot 9, Bella Flora Addition, a distance of 300.19 feet to a found 1/2 inch iron rod in the north line of Bella Amore Drive for the southeast corner of said Lot 10;

THENCE North 69°58'13" West with the northerly line of Bella Amore Drive and the southerly line of said Lots 10 and 11 a distance of 299.93 feet to THE POINT OF BEGINNING and containing 2.06 acres of land.

Do hereby dedicate same to be known as Lot 10R, Bella Flora Addition, an addition to Tarrant County, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public forever all utility easements as shown on the plat.

Witness Our Hands This 18 Day of November, 2013

Ryan Knight Ryan Knight, Owner
Cynthia Knight Cynthia Knight, Owner

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Knight, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Ryan Knight for the purposes and considerations therein stated.

Given under my hand and seal of office this 18 day of November, 2013

Notary Public, Tarrant County, Texas

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Cynthia Knight, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Cynthia Knight for the purposes and considerations therein stated.

Given under my hand and seal of office this 18 day of November, 2013

Notary Public, Tarrant County, Texas

OWNER:
RYAN & CYNTHIA KNIGHT
16233 SEVILLE PARK CIRCLE
ANCHORAGE, ALASKA 99516-7560

FORT WORTH

CITY PLAN COMMISSION
CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN
NINETY (90) DAYS AFTER DATE OF APPROVAL.

Plat Approval Date: 1/23/2014

By: Charles F. Stark CHAIRMAN
By: Debbie Gordon SECRETARY

NOTE:
CONSTRUCTION NOT COMPLETE WITHIN TWO YEARS
OF THE RECORDING DATE SHALL BE SUBJECT TO
CURRENT COUNTY SUBDIVISION STANDARDS AND
REGULATIONS.

AUTHORIZED BY ORDER OF
COMMISSIONERS COURT OF
TARRANT COUNTY, TEXAS
THIS THE 18th DAY OF February, 2014
By: Mary Elliott COUNTY CLERK
By: Debbie Gordon DEPUTY
117131

THIS PLAT FILED OF RECORD TARRANT COUNTY
CLERK'S INSTRUMENT NO. D216149288
DATE: 07/06/2016

PLAT ABANDONMENT
OF

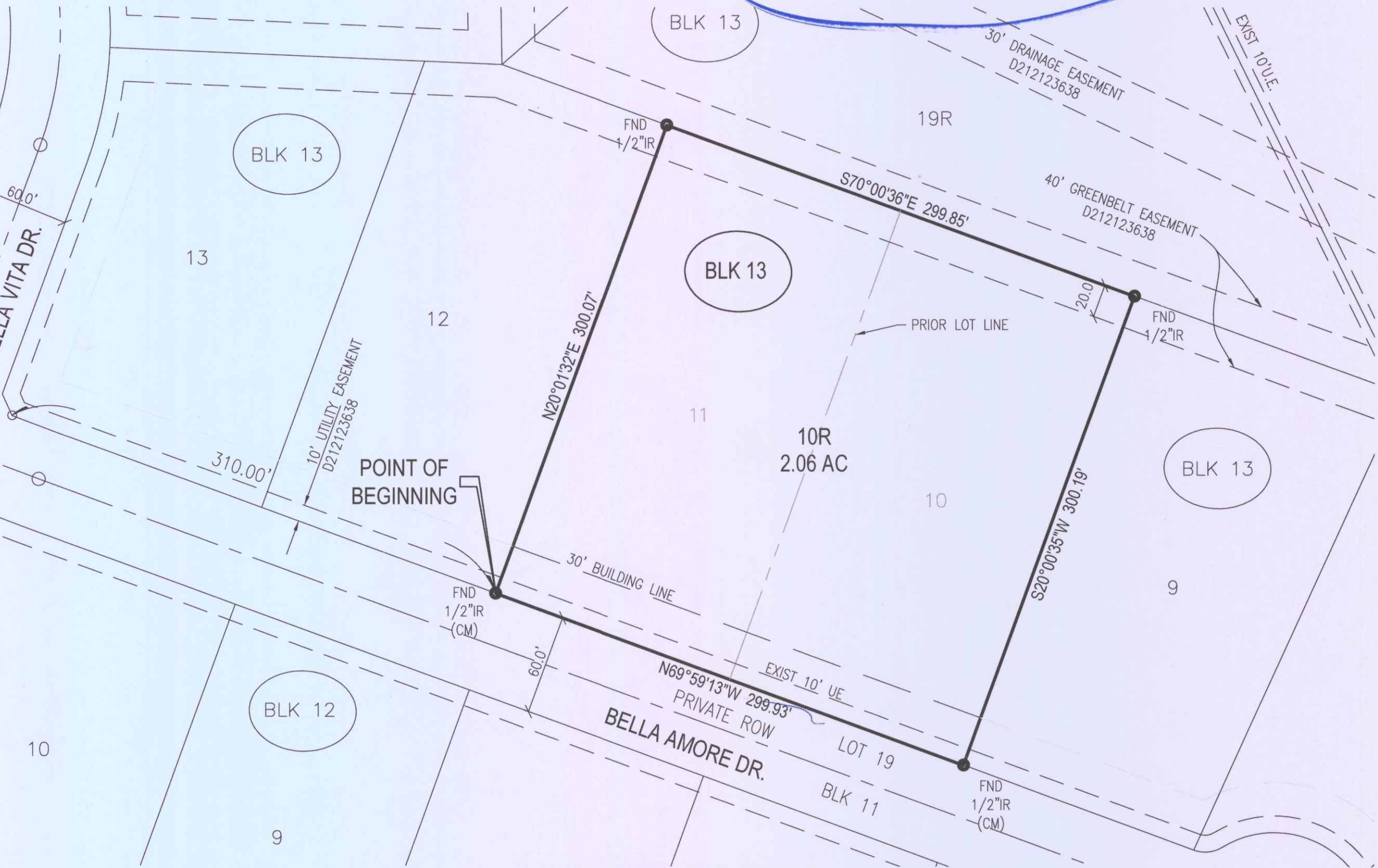
FINAL PLAT
LOT 10R, BLOCK 13
BELLA FLORA ADDITION

BEING A REPLAT
OF
LOTS 10 AND 11, BLOCK 13, BELLA FLORA ADDITION
AS RECORDED IN COUNTY CLERK'S INSTRUMENT
NO. D212123638, PRCTC

AND BEING 2.06 ACRES SITUATED IN THE
D.T. FINLEY SURVEY, ABST NO. 1950

ORIGINAL FILING DATE

PLAT RECORDED IN TARRANT COUNTY CLERK'S
INSTRUMENT No. D214034126
DATE 02/20/2014



PRIVATE COMMON AREA AND FACILITIES

THE CITY OF FORT WORTH AND COUNTY OF TARRANT SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES. RECREATION AREAS, GREENBELT EASEMENTS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION/CLUBHOUSE/EXERCISE BUILDINGS AND FACILITIES.

THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A HOME OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH AND COUNTY OF TARRANT, TEXAS FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

DRAINAGE NOTE:

ALL DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. THE EXISTING CREEK, STREAM, RIVER OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION WILL REMAIN UNOBSERVED AT ALL TIMES AND WILL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER, OR THE HOME OWNERS ASSOCIATION, IF APPLICABLE.

NOTE:

ACCORDING TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48439C0270K, EFFECTIVE DATE: SEPTEMBER 25, 2009 THIS PROPERTY DOES NOT LIE IN ZONE X AND DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD AREA.

STORM WATER OVERFLOW

THE DRAINAGE WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW DAMAGES RESULTING FROM THE STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE COUNTY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURES WITHIN THE DRAINAGE WAYS. THE DRAINAGE WAY CROSSING EACH LOT IS CONTAINED WITHIN THE FLOODPLAIN/DRAINAGE EASEMENT LINE AS SHOWN ON THE FINAL PLAT.

- 1/2" IRON PINS CAPPED "R.P.L.S. 5084," SET AT ALL PROPERTY CORNERS UPON COMPLETION OF CONSTRUCTION (UNLESS OTHERWISE SPECIFIED ON PLAT)
- FRONT BUILDING SETBACK LINE IS 30' PER TARRANT COUNTY SUBDIVISION RULES AND REGULATIONS
- REFERENCE BEARING PER INSTRUMENT RECORDED IN #D21218690
- CM = CONTROL MONUMENT
- 2.06 ACRE LOT
- PRIVATE WATER WELLS AND INDIVIDUAL ON-SITE SEPTIC
- NUMBER OF RESIDENTIAL LOTS = 1
- ALL STREETS ARE 60' R.O.W.'S AND ARE PRIVATE.

PRESSURE REDUCING VALVES

INSTALL PRIVATE PRESSURE REDUCING VALVES ON EACH WATER SERVICE AT THE TIME OF BUILDING CONSTRUCTION. THE VALVE HAS TO BE A CITY APPROVED APPURTENANCES.

FLOODPLAIN RESTRICTION

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN EASEMENT, WITHOUT THE WRITTEN APPROVAL OF THE DIRECTOR OF TRANSPORTATION OF PUBLIC WORKS. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOOD-PLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF (2) TWO FEET ABOVE THE 100 YEAR FLOOD ELEVATION

IMPACT FEE

THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTE WATER IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION (BASE UPON SCHEDULE I OF THE CURRENT IMPACT FEE ORDINANCE. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE II OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.

Barron-Stark-Swift
Consulting Engineers
Together.

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
www.barronstark.com